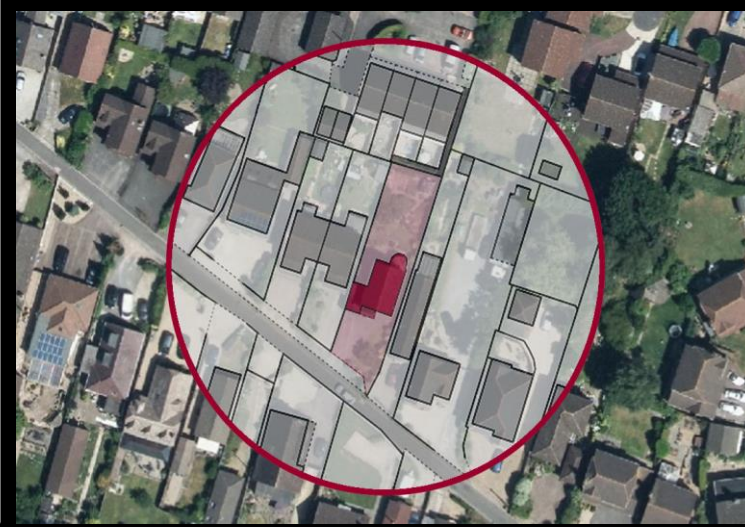
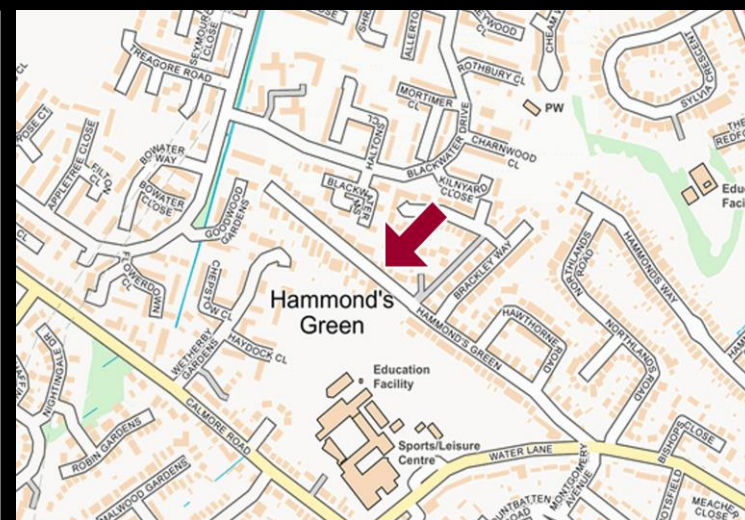
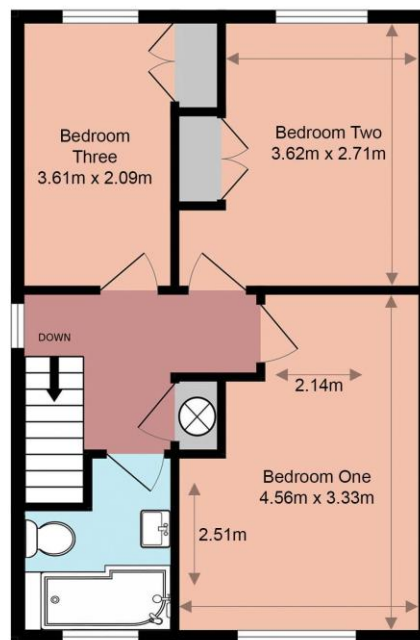
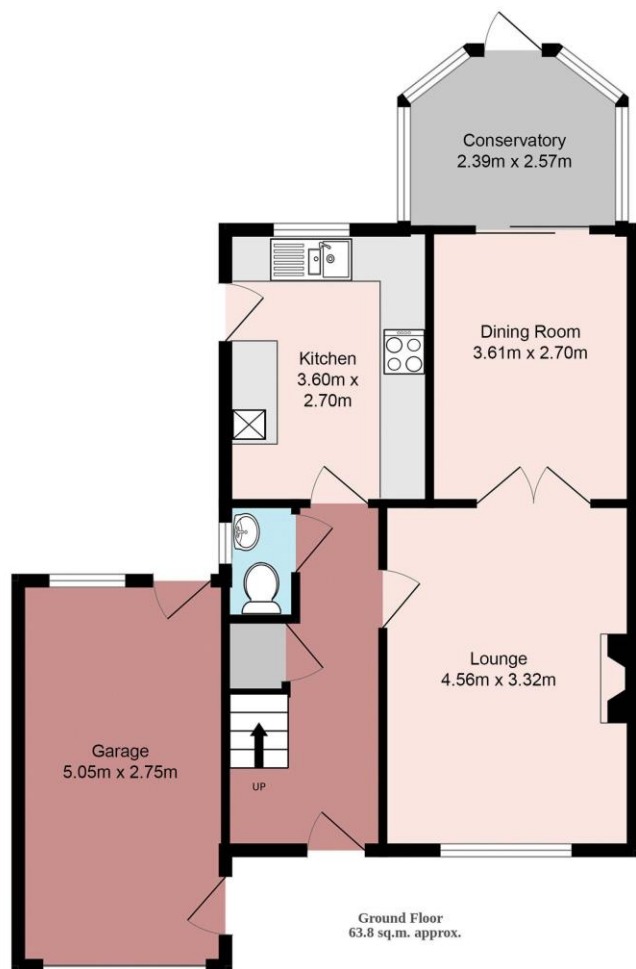




Totton

Offers in Excess of £400,000





## Accommodation

**Lounge** 15' 0" x 10' 11" (4.56m x 3.32m)

**Dining Room** 11' 10" x 8' 10" (3.61m x 2.70m)

**Kitchen** 11' 10" x 8' 10" (3.60m x 2.70m)

**Downstairs W.C** 4' 9" x 2' 11" (1.45m x 0.88m)

**Conservatory** 7' 10" x 8' 5" (2.39m x 2.57m)

**Bedroom One** 15' 0" x 10' 11" (4.56m x 3.33m)

**Bedroom Two** 11' 11" x 8' 11" (3.62m x 2.71m) Plus

**Bedroom Three** 11' 10" x 6' 10" (3.61m x 2.09m) Plus Wardrobes

**Bathroom** 7' 11" x 6' 5" (2.42m x 1.96m) Maximum

**Garage** 16' 7" x 9' 0" (5.05m x 2.75m)

## Property

Brantons Independent Estate Agents are pleased to offer for sale this substantial detached family home situated in an enviable non-estate position within a quiet residential area of Totton. The ground floor accommodation is comprised of a spacious lounge, dining room, modern kitchen, conservatory and W.C. Upstairs consists of three generously proportioned bedrooms and a refitted bathroom.

Additional features of the property include driveway parking leading to a garage and a rear garden that is mainly laid to lawn but benefits from a patio seating area and storage shed. We believe the property offers excellent potential to extend subject to the necessary planning consents.

No forward chain is offered and an early internal inspection is a must to appreciate the location and accommodation on offer.

## Features

- \*NO FORWARD CHAIN\*
- Detached Family Home
- Three Bedrooms
- Lounge & Separate Dining Room
- Modern Kitchen
- Conservatory
- Refitted Bathroom
- Driveway Parking & Garage
- Private Enclosed Rear Garden
- Highly Desirable Non-Estate Location

## Information

**Local Authority:** New Forest District Council

**Council Tax Band:** E

**Tenure Type:** Freehold

**School Catchments**  
Infant: Lydlynch  
Junior: Abbotswood  
Senior: Testwood

## Distances

**Motorway:** 1.9 miles  
**Southampton Airport:** 10.9 miles  
**Southampton City Centre:** 5.1 miles  
**New Forest Park Boundary:** 1.7 miles  
**Train Stations**  
Ashurst: 4.3 miles  
Totton: 1.3 miles

## Directions

1) From our office head West on Water Lane for approximately half a mile 2) Take the sixth right onto Hammonds Green

## Energy Performance

2/2/23, 3:59 PM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

66a Hammonds Green Totton SOUTHAMPTON SO40 3HT	Energy rating <b>C</b>	Valid until: 31 January 2033 Certificate number: 2155-7881-1438-1531-9840
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Property type: Detached house

Total floor area: 92 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

See [how to improve this property's energy performance](#).

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate>

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Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | [www.brantons.co.uk](http://www.brantons.co.uk) | [enquiries@brantons.co.uk](mailto:enquiries@brantons.co.uk) | 02380 875 020

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

